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# ORDINANCE NO. O-14-02 **Amended**

**Introduced by Alderman Hoyle  
Alderman Carter**

**AN ORDINANCE** concerning

## ZONING OF ANNEXED LAND – Annapolis Business Plaza Condominium / 40 and 42 Hudson Street

**FOR** the purpose of establishing a zoning classification of BCE, Business Corridor Enhancement District for the property located at 40 and 42 Hudson Street, known as Annapolis Business Plaza Condominium; and all matters relating to said zoning map amendment.

\* \* \* \* \*

**WHEREAS,** the Annapolis City Council has received the petition filed by Mr. and Mrs. Amos et al. pursuant to Section 21.08.060 of the Annapolis City Code to designate a zoning district classification of BCE, Business Corridor Enhancement District for the property located at 40 and 42 Hudson Street, known as Annapolis Business Plaza Condominium (“Property”); and

**WHEREAS,** the Annapolis City Council heard and received the report and recommendations of the Department of Planning and Zoning and the Planning Commission of the City of Annapolis upon said application on **September 23, 2002**; and

**WHEREAS**, the Annapolis City Council conducted a public hearing in conjunction with the application on **September 23, 2002**; and

**WHEREAS,** having considered the petition, testimony and evidence presented, and the report and recommendations of the Planning Commission and the Department of Planning and Zoning, and having weighed the evidence and judged the credibility of witnesses appearing before it, the City Council makes the following findings of fact:

## FINDINGS

1. In conformance with the laws of the State of Maryland and the City of Annapolis, the Property was annexed to the City by Resolution R-10-02 Amended adopted on October 14, 2002 and effective November 28, 2002. The entire site is designated as Town Center and suitable for mixed use development under the Anne Arundel County General Development Plan; and
2. Reclassification of the Property from Anne Arundel County Zoning District C4, Highway Commercial District and W2, Light Industry District to City of Annapolis Zoning District BCE, Business Corridor Enhancement District is in conformance with the 1999 Annapolis Comprehensive Plan, surrounding land uses and zoning districts. The City's Department of Planning and Zoning and the Planning Commission, have recommended the designation of BCE, Business Corridor Enhancement District as being in the public interest.

**SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that the application by Mr. and Mrs. Amos et al. to designate a zoning classification of BCE, Business Corridor Enhancement District for 40 and 42 Hudson Street, known as Annapolis Business Plaza Condominium, be approved and hereby granted, subject to all the requirements of Chapter 21 of the Code of the City of Annapolis.

**SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that the BCE, Business Corridor Enhancement District zoning district boundary lines for the property annexed to the City, as shown on the Annapolis Business Plaza Condominium Rezoning Maps, Scale 1" = 200', topographic and property tax maps, dated February 26, 2002 copies of which are attached hereto and incorporated herein by reference, are adopted. True copies of the Annapolis Business Plaza Condominium Property Annexation Zoning Maps as adopted by this ordinance shall be maintained permanently in the Department of Planning and Zoning.

**SECTION III: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that this ordinance shall take effect from the date of its adoption.

**ADOPTED** this 14<sup>th</sup> day of October, 2002.

**ATTEST:**

**THE ANNAPOLIS CITY COUNCIL**

\_\_\_\_\_  
Deborah Heinbuch, CMC/AAE

BY: \_\_\_\_\_  
ELLEN O. MOYER, MAYOR

**1 City Clerk**